

Book 0533 Page 0133

960285

SUBDIVISION PLAT
ESTABLISHING
O'CONNOR ROAD

BEING A 7.135 ACRES OUT OF N.C.B. 15911 WHICH IS OUT
OF THE J.F.A. SCOTT SURVEY NO. 323, ABSTRACT NO. 676
C.B. 5050, SAN ANTONIO, BEXAR COUNTY, TEXAS.

CURVE DATA									
NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BRC.	CHD. DIST.		
1	743.00'	57°34'40"	408.28'	746.66'	N28°05'03"E	715.63'			
2	957.00'	65°47'06"	618.93'	1098.79'	N23°58'50"E	1039.43'			
3	657.00'	04°05'33"	23.47'	46.93'	N10°57'30"W	46.92'			
4	743.00'	04°05'33"	26.55'	53.07'	S10°57'30"E	53.06'			
5	1043.00'	65°47'06"	674.55'	1197.54'	S23°58'50"W	1132.83'			
6	657.00'	57°34'40"	361.02'	660.23'	S28°05'03"W	632.80'			
7	743.00'	04°02'08"	39.17'	78.27'	N11°55'47"W	78.23'			
8	957.00'	01°50'05"	15.32'	30.64'	S07°59'41"E	30.64'			
9	743.00'	07°43'02"	50.11'	100.08'	S25°47'55"W	100.00'			
10	657.00'	08°43'46"	50.15'	100.10'	N25°47'55"E	100.00'			
11	743.00'	09°36'19"	62.43'	124.56'	S04°05'57"W	124.41'			
12	657.00'	04°21'45"	25.01'	50.02'	N01°28'36"E	50.01'			
13	1063.00'	07°12'20"	66.93'	133.68'	S04°51'37"E	133.59'			
14	1043.00'	07°11'32"	65.55'	130.92'	N04°51'13"E	130.84'			

SCALE: 1" = 100'

BEARINGS BASED ON ALTA/ACSM MAP REVISED
FEBRUARY 28, 1994, AS RECORDED IN DEED REF:
VOLUME 5713, PAGE 811, REAL PROPERTY RECORDS
OF BEXAR COUNTY, TEXAS

THIS PLAT DOES NOT AMEND, ALTER, RELEASE
OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS,
WATER, SEWER, DRAINAGE, TELEPHONE, CABLE
EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES
UNLESS THE CHANGES TO SUCH EASEMENTS ARE
DESCRIBED BELOW.

*Wastewater EDU note. The number of wastewater equivalent
dwelling units (EDUs) paid for this subdivision plat are
kept on file at the San Antonio Water System under the
plat number issued by the Planning Department.*

LOCATION MAP
N.T.S.

LEGEND

— 810 — EXISTING CONTOUR
— 850 — PROPOSED CONTOUR

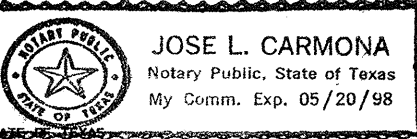
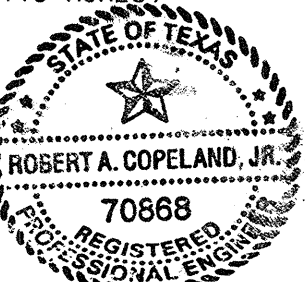
WEIDNER ROAD
(FORMERLY WEIDNER ROAD)
CROSSWINDS WAY
(15.423 ACRES)

N 13,745,084.8
E 2,165,958.8

N.C.B. 15911

- (1) For residential development directly adjacent to State right-of-way, the Developer shall be responsible for adequate set-back and/or sound abatement measures for future noise mitigation.
- (2) Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within the highway right-of-way.
- (3) Maximum access points to State highway from this property will be regulated as directed by "Regulations For Access Driveways To State Highways".
- (4) Any sidewalks to be constructed within State right-of-way along freeway frontage roads will be located directly adjacent to the right-of-way line.

RIGHT-OF-WAY
DEDICATION FOR
STREET WIDENING
(0.113 ACRES)



DEVELOPER:

CROSSWINDS LAND PARTNERSHIP, LTD.
200 CONCORD PLAZA
SAN ANTONIO, TEXAS 78216

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS
SAN ANTONIO, TEXAS
26543

NOTES:
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. ANY CPM MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPM EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

STATE OF TEXAS
COUNTY OF BEXAR
I, **Darren B. Casey**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS **19** DAY OF **July**, A.D. 19 **96**
Kimberly Sue Gately
NOTARY PUBLIC
State of Texas
Comm. Exp. 02-26-98

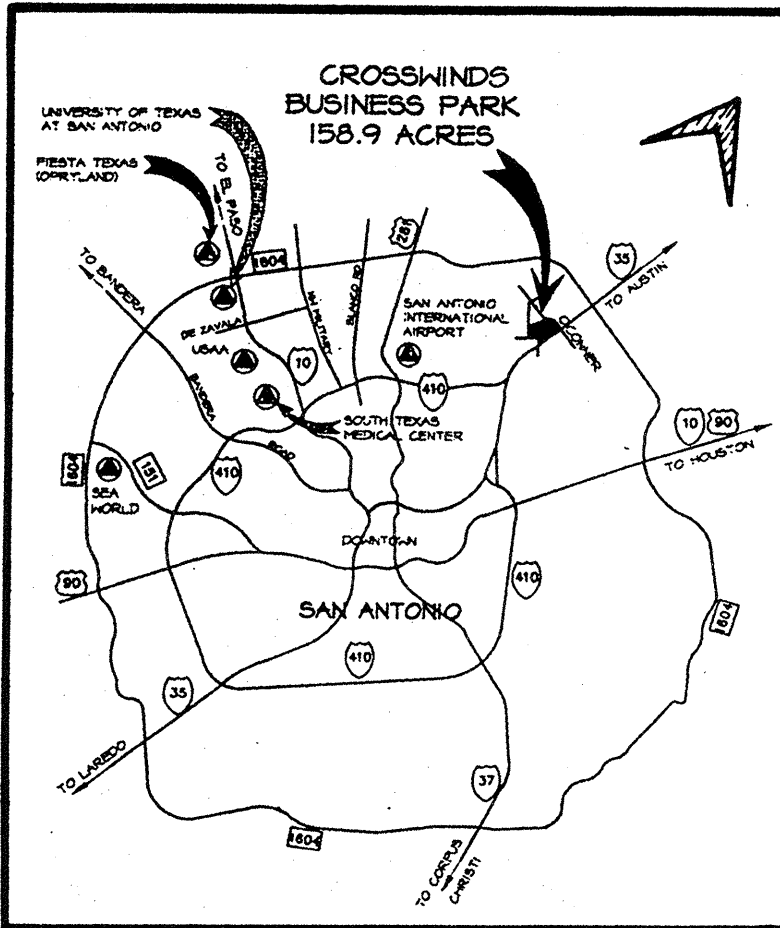
STATE OF TEXAS
COUNTY OF BEXAR
I, **Luis P. Lopez**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS **19** DAY OF **July**, A.D. 19 **96**
Luis P. Lopez
NOTARY PUBLIC
State of Texas
Comm. Exp. 04/06/99

STATE OF TEXAS
COUNTY OF BEXAR
I, **Jose L. Carmona**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS **19** DAY OF **July**, A.D. 19 **96**
Jose L. Carmona
NOTARY PUBLIC
State of Texas
Comm. Exp. 05/20/98

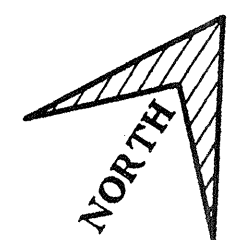
STATE OF TEXAS
COUNTY OF BEXAR
I, **Gerry R. Akloft**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS **29** DAY OF **October**, A.D. 19 **97**
Gerry R. Akloft
NOTARY PUBLIC
State of Texas
Comm. Exp. 05/20/98



VRP# 04-06-132



LOCATION MAP
N.T.S.



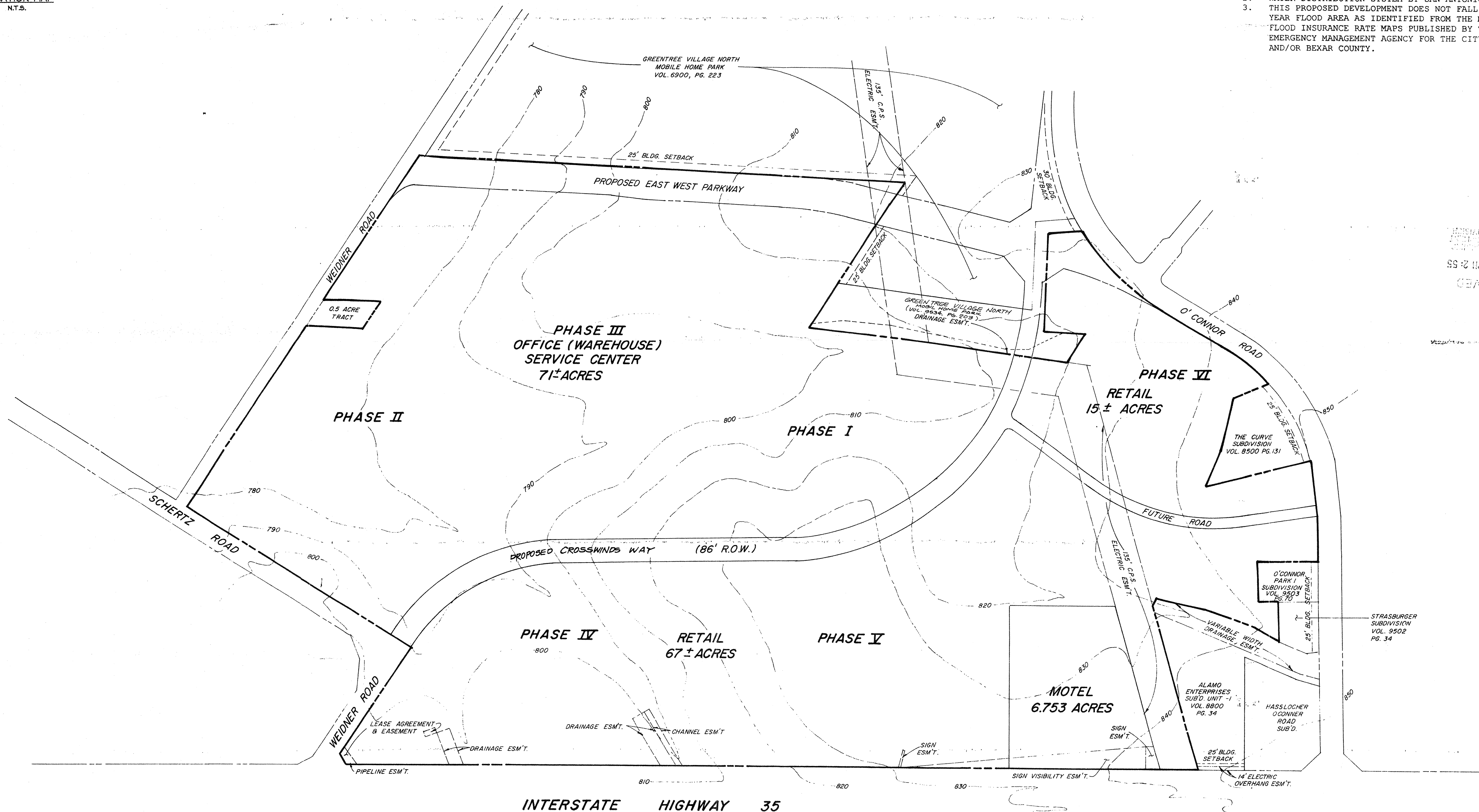
SCALE: 1"=200'

ANTICIPATED CONSTRUCTION TIME TABLE

PHASE	CONSTRUCTION START DATE	CONSTRUCTION COMPLETION DATE
I	JULY 1997	JULY 1998
II	JAN. 1998	JAN. 1999
III	JULY 1998	JULY 1999
IV	JULY 1998	JULY 1999
V	JAN. 1999	JAN. 2000
VI	JULY 2000	JULY 2001

NOTES:

1. SANITARY SEWER SYSTEM BY SAN ANTONIO WATER SYSTEM.
2. WATER DISTRIBUTION SYSTEM BY SAN ANTONIO WATER SYSTEM.
3. THIS PROPOSED DEVELOPMENT DOES NOT FALL WITHIN THE 100-YEAR FLOOD AREA AS IDENTIFIED FROM THE MOST CURRENT FLOOD INSURANCE RATE MAPS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.



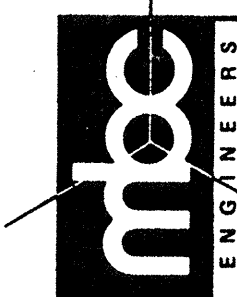
RECEIVED
JUL 23 PM 2:55

PLAN HAS BEEN ACCEPTED BY
Barbara Waldman
JUL 4, 1997 474.8
(date) (number)
If no plats are filed, plan will
expire on Dec 4, 1998
1st plat filed on _____

STRASBURGER
SUBDIVISION
VOL. 9502
PG. 34

DEVELOPER:
CROSSWINDS LAND PARTNERSHIP, LTD.
200 CONCORD PLAZA
SAN ANTONIO, TEXAS 78216

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Breesport Drive, San Antonio, Texas 78216
(512) 546-0151



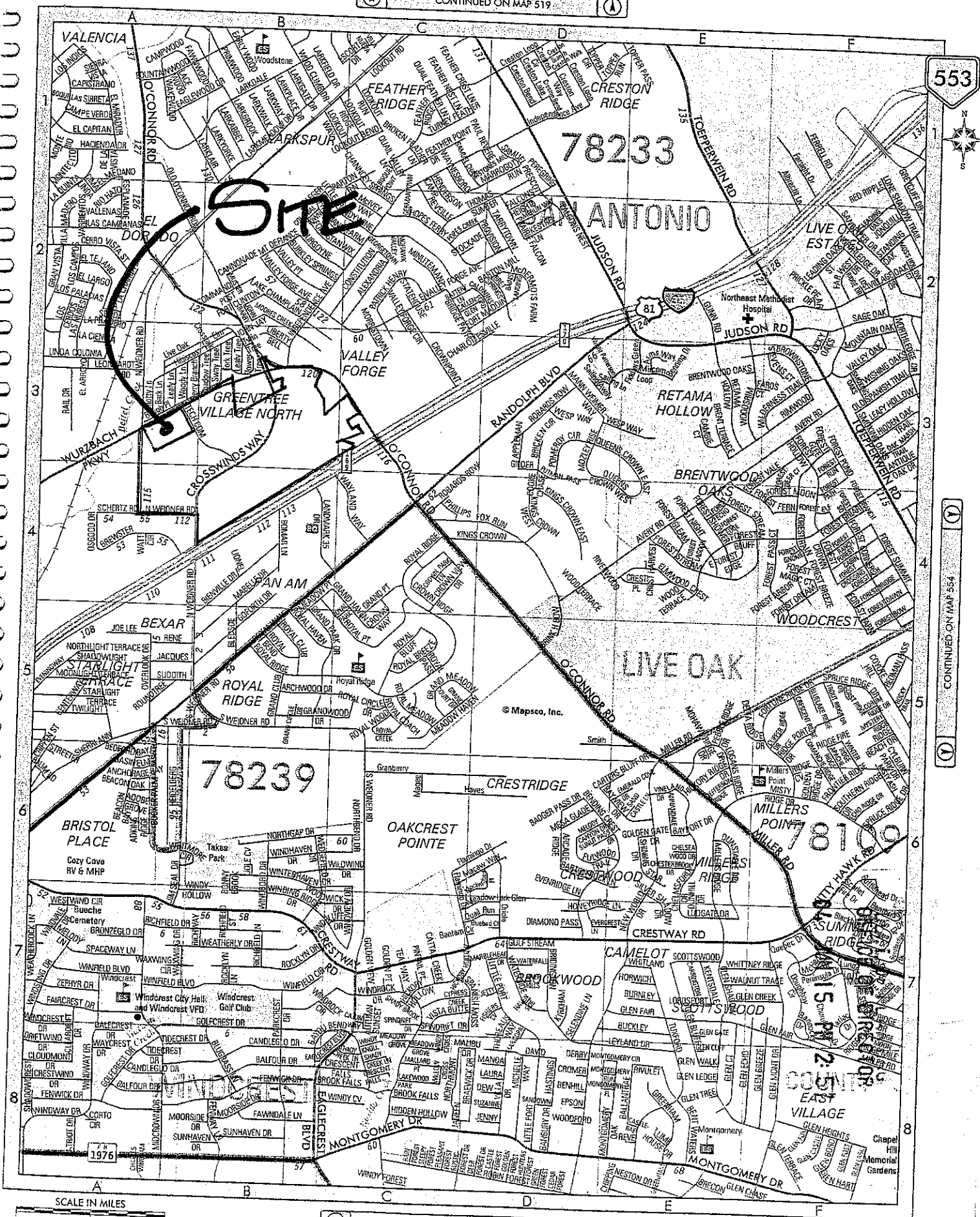
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
CROSSWINDS BUSINESS PARK
I.H. 35 & O'CONNOR ROAD
11/17/90

REVISIONS	DATE	NO.	DESCRIPTION	BY

DESIGN R.A.C. Jr.
DRAWN M.C.
CHECKED
DATE 04-03-97
JOB NO. 2-6559
SHT. 1 OF 1

VRP# 04-06-132

553



CONTINUED ON MAP 554



City of San Antonio
Development Services Department
Vested Rights Permit/Consent Agreement
APPLICATION

Permit File: # 04-06-132
Assigned by city staff

Date: June 11, 2004

☒ Vested Rights Permit

☐ Consent Agreement

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent.*
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

*Note: All Applications must comply with the Unified Development Code (UDC),
Section 35-B124 Vested Rights Determination for the City of San Antonio.*

(a) Owner/Agent: Darren Casey

Phone: (210) 829-8999 Fax: (210) 829-8998

Address: 814 Arion Parkway, Suite #200

City: San Antonio State: Texas Zip code: 78216

Engineer/Surveyor: Macina, Bose, Copeland and Associates, Inc.

Address: 1035 Central Parkway North

City: San Antonio State: Texas Zip code: 78232

Name of Project: CROSSWINDS C & D

DEPT. OF PLANNING
OFFICE OF DIRECTOR

JUN 15 PM 2:51

(b) (k) Site location or address of Project and Legal description:

Located at the southwest corner of Wurzbach Parkway and Tec Com
Lot 31, Block 1, N.C.B. 15911

Council District 10 ETJ Y Over Edward's Aquifer Recharge? () yes (X) no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

(d) Total land use, in square feet 357,714.72 S.F. (8.212 Acres)(e) Total area of impervious surface, in square feet 321,943(f) Number of residential dwellings units, by type; 0(g) Type and amount of non-residential square footage: 357,714.72 S.F(h) Phases of the development, (If Applicable); N/A

4. What is the date the applicant claims rights vested for this Project? June 4, 1997

(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

- 4 a. What, if any, construction or related actions have taken place on the property since that date?

No construction has occurred on the property

5. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

- PERMIT

Type of Permit: _____ Date of Application: _____

Permit Number: _____ Date issued: _____

Expiration Date: _____ Acreage: _____

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

04 JUN 15 PM 2:57

6/14/04

P:\1674\Crosswinds M\28680 Crosswind C D\Letters\VRP 061104.doc

- **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Crosswinds Business Park # 474-B

Date accepted: June 4, 1997 Expiration Date: N/A MDP Size: ± 159.7 acres

- **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

- **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

- **Approved Plat**

Plat Name: O'Connor Road Plat Plat # 960285 Acreage: 7.135

Approval

Date: May 28, 1997 Plat recording Date: October 29, 1997 Expiration Date: N/A Vol./Pg. 9538/133

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

- **Other**

OFFICE OF THE DIRECTOR
04 JUN 15 PM 2 57

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

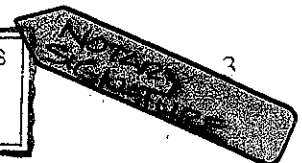
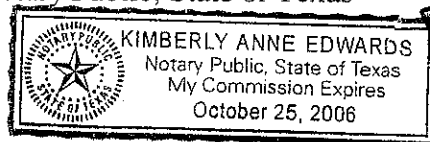
Print name: Darren B. Casey Signature: _____ Date: 6-14-04

Sworn to and subscribed before me by Darren B. Casey on this 14 day of June in the year 2004, to certify which witness my hand and seal of office.

Kimberly Anne Edwards
Notary Public, State of Texas

6/14/04

P:\1674\Crosswinds M\28680 Crosswind C D\Letters\VRP 061104.doc



City of San Antonio use

Permit File: # 04-06-132

Assigned by city staff

Date: _____

☒ Approved

☐ Disapproved

Review By: MBL
Development Services Department

Date: 7/19/04

Comments: On or June 4, 1997

Comments: Recommend that the application be granted vested rights for approximately 8.1 acres for a Office (Warehouse) Service Center development effective June 4, 1997, the date of the Crosswinds Business Park POADP that initiated this project provided that the applicant provides a specific project description that will allow staff to verify that the proposed project is in compliance with the POADP for the area. The information provided in the application merely states that the project is intended to be a commercial project without any other supporting documentation. At such time as the additional information is provided, the Office (Warehouse) Service Center project can be vested.

DARREN CASEY INTERESTS, INC.
814 ARION PARKWAY, SUITE 200
SAN ANTONIO, TX 78216



4408

06/14/04

PAY TO THE
ORDER OF

City of San Antonio

\$160.00 *****

**** ONE HUNDRED SIXTY AND 00/100 DOLLARS

DOLLARS

Dept. of Asset Management
P.O. Box 839966
San Antonio, TX 78283-3966

MEMO:

VIR 04-06-132

⑈004408⑈ ⑆114013284⑆ 0038318⑈01

SECURITY FEATURES: MICRO PRINT TOP & BOTTOM BORDERS - COLORED PATTERN - ARTIFICIAL WATERMARK ON REVERSE SIDE - MISSING FEATURE INDICATES A COPY